042.0	0007	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	837,600 / 837,600
					USE VALUE:	837,600 / 837,600
					ASSESSED:	837,600 / 837,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		WYMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CADOTTE DENISE B/TRUSTEE
Owner 2:	DENISE B CADOTTE TRUST
Owner 3:	
Street 1:	59 WYMAN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CADOTTE DENISE -
Owner 2:	-
Street 1:	59 WYMAN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .12 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1935, having primarily Wood Shingle Exterior and 2216 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5240.000	371,800	4,000	461,800	837,600
Total Card	0.120	371,800	4,000	461,800	837,600
Total Parcel	0.120	371,800	4,000	461,800	837,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.01 /Parcel: 378.01

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 29793

GIS Ref

GIS Ref

Insp Date 10/07/17

!3611!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 042.0-0007-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	371,800	4000	5,240.	461,800	837,600		Year end	12/23/2021
2021	101	FV	360,600	4000	5,240.	461,800	826,400		Year End Roll	12/10/2020
2020	101	FV	360,600	4000	5,240.	461,800	826,400	826,400	Year End Roll	12/18/2019
2019	101	FV	275,800	4000	5,240.	490,600	770,400	770,400	Year End Roll	1/3/2019
2018	101	FV	275,500	4000	5,240.	357,900	637,400	637,400	Year End Roll	12/20/2017
2017	101	FV	275,500	4000	5,240.	311,700	591,200	591,200	Year End Roll	1/3/2017
2016	101	FV	275,500	4000	5,240.	265,500	545,000	545,000	Year End	1/4/2016
2015	101	FV	260,000	4000	5,240.	259,700	523,700	523,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:21:10

LAST REV

Date	Time
12/11/17	13:16:31
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3611

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CADOTTE DENISE,	67681-186		7/26/2016	Convenience	1	No	No		
	15826-563		10/1/1984		122,000	No	No		Y

USER DEFINED

Prior Id # 1:	29793
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/24/2017	460	Insulate	2,900	C				insulate walls & a
3/28/2005	185	Redo Bat	12,000			G6	GR FY06	
6/14/1994	325		45,000					10X17 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2017	MEAS&NOTICE	HS	Hanne S
4/3/2009	Meas/Inspect	189	PATRIOT
3/17/2000	Inspected	276	PATRIOT
3/2/2000	Measured	268	PATRIOT
8/11/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5240		Sq. Ft.	Site		0	80.	1.10	1									461,761						461,800	

Total AC/HA:	0.12029	Total SF/SM:	5240	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	461,761	Spl Credit		Total:	461,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PEACH		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.21179771
Const Adj.:	0.99138588
Adj $ / SQ:	162.183
Other Features:	78278
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	456697
Depreciation:	84946
Depreciated Total:	371751

COMMENTS

OF=XTRA SHOWERIN FBATH& BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

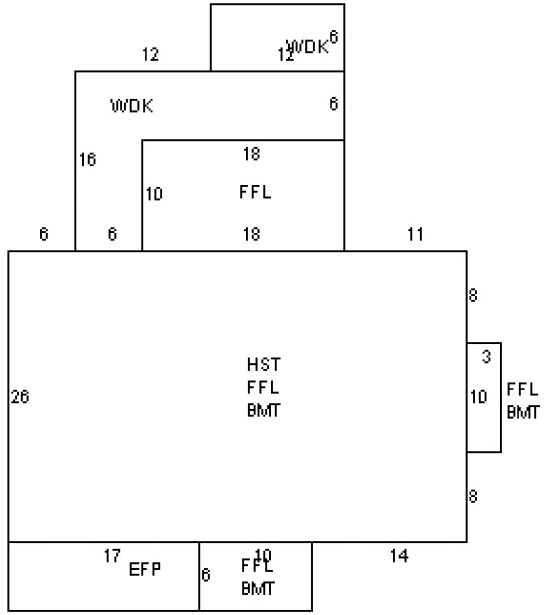
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2005
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	162.18
Special Features:	0	Val/Su Net:	109.26
Final Total:	371800	Val/Su SzAd	198.93

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,336	162.180	216,677
BMT	Basement	1,156	58.140	67,213
HST	Half Story	533	162.180	86,444
WDK	Deck	276	9.540	2,633
EFP	Enclos Porch	102	53.450	5,452

Net Sketched Area:	3,403	Total:	378,419
Size Ad	1869	Gross Area	3936	FinArea	2216
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

042.0-0007-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X23	A	AV	1935	24.06	T	40	101			4,000			4,000

More:	N	Total Yard Items:	4,000	Total Special Featues:		Total:	4,000

IMAGE

AssessPro Patriot Properties, Inc